

**VILLAGE of SUGAR GROVE  
PLANNING COMMISSION/ZONING BOARD of APPEALS  
MINUTES of March 21, 2018 MEETING**

1. **CALL TO ORDER:**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Irv Ochsenschlager in the Village Hall Board Room.

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Becky Sabo Jim Eckert, John Guddendorf,  
Larry Jones, and Gregory Wilson

Absent: James White

Also present: Walter Magdziarz, Community Development Director

3. **APPROVAL OF MINUTES:**

Motion was made by Commissioner Jones to approve Minutes of the February 21, 2018 meeting of the Planning Commission/Zoning Board of Appeals. The motion was seconded by Commissioner Sabo.

**Motion passed by unanimous voice vote.**

4. **PUBLIC HEARING:**

Petition 18-004: Comprehensive Plan Amendment—Land Use Map

Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:02p.m. and administered the oath to all in attendance who wished to speak.

Walter Magdziarz, Community Development Director, representing the Applicant, described the purposes and nature of the proposed amendment. The amendment is limited to a small area of the Land Use Map and is a change intended to reflect changing market and economic conditions and still remain faithful to the overall goals and objectives of the Comprehensive Plan. The proposed changes affect a small amount of land in the vicinity of the IL 47-Interstate 88 interchange and are intended to provide more choice and option for the land owners and the Village as land use changes in the area in the future.

Mr. Dan Olsem, Vice President, Crown Community Development, is a land owner affected by the proposed changes and expressed support for the changes proposed by the Village.

There being no additional persons interested in speaking on the matter, Chairman Ochsenschlager closed the public hearing at 7:17p.m.

Petition 18-005: Zoning Ordinance Text Amendment—Liquor Uses  
Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:22p.m. and administered the oath to all in attendance who wished to speak.

Walter Magdziarz, Community Development Director, representing the Applicant, described the proposed amendment. Since uses involving the sale or consumption of liquor require a liquor license, and the liquor license is granted at the sole discretion of the Village Board, Village staff is recommending removing the Special Use permit requirement for all liquor uses.

There being no additional persons interested in speaking on the matter, Chairman Ochsenschlager closed the public hearing at 7:27p.m.

5. **NEW BUSINESS:**

Petition 18-004: Comprehensive Plan Amendment—Land Use Map  
Applicant: Village of Sugar Grove

Chairman Ochsenschlager asked Commissioners for questions and comments concerning the requested Land Use Plan amendment. Discussion ensued.

Commissioner Eckert made a motion to recommend the Village Board approve Petition #18-004 Comprehensive Plan Amendment—Land Use Map. Commissioner Guddendorf seconded.

AYES: L. Jones, J. Guddendorf, J. Eckert, G. Wilson, B. Sabo,  
and I. Ochsenschlager

NAYS: None

ABSENT: J. White

**Motion passed**

Petition 18-005: Zoning Ordinance Text Amendment—Liquor Uses  
Applicant: Village of Sugar Grove

Chairman Ochsenschlager asked Commissioners for questions and comments concerning the proposed Zoning Ordinance amendment.

Commissioner Sabo inquired about liquor license regulations and how limits are established. Discussion ensued.

Commissioner Eckert made a motion to recommend the Village Board approve Petition #18-005 Zoning Ordinance Text Amendment—Liquor Uses. Commissioner Sabo seconded.

AYES: L. Jones, J. Guddendorf, J. Eckert, G. Wilson, B. Sabo,  
and I. Ochsenschlager

NAYS: None

ABSENT: J. White

**Motion passed**

6. **OLD BUSINESS**

None.

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next special meeting will be in April 18, 2018 at Village Hall.

8. **ADJOURNMENT**

Commissioner Jones made a motion to adjourn the meeting at 7:44 p.m. Commissioner Wilson seconded the motion.

**Motion unanimously passed by voice vote.**

Respectfully submitted,

Walter Magdziarz

Recording Secretary